Karen Johnson Davidson County
Batch# 1263477 DEEDWARR
04/23/2025 02:00:30 PM 3 pgs
Fees: $18.00 Taxes: $2,109.00
20250423-0031258

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 250350465**	STATE OF TENNESSEE COUNTY OF ~~DAVIDSON~~ Williamson The actual consideration or value, whichever is greater, for this transfer is: $570,000.00. Elizabeth Paige Poenitske Affiant Subscribed and sworn to before me, this 22nd day of April, 2025. Notary Public My Commission Expires: 2-1-27

STEPHANIE A. GLENN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner: Elizabeth Paige Poenitske 4019 Elkins Alley Nashville TN 37209	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 091-16-0J-005.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Constance K. Frazier, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Elizabeth Paige Poenitske, an unmarried woman**, ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 5 on the plan of The Cottages at Sylvan Heights, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of The Cottages at Sylvan Heights, a Horizontal Property Regime with Private Elements of record in Instrument No. 20170503-0043309 and amended in Instrument No. 20180910-0089568, Register's Office for Davidson County, Tennessee , to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to CONSTANCE K. FRAZIER, by deed from HILL CENTER SYLVAN HEIGHTS, LLC, A LIMITED LIABILITY COMPANY, of record in Instrument No. 20170710-0068882, dated July 6, 2017, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2025 and subsequent years for Map-Par. 091-16-0J-005.00 CO.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20170503-0043309, amended in Instrument No. 20180910-0089568, said Register's Office.

Declaration of Restrictive Covenants for Stormwater Facilities and Systems contained in instrument of record in Instrument No. 20141105-0102022, said Register's Office.
Matters shown on the Plan of record in Instrument No. 20150226-0016822, said Register's Office.

This is improved property located at 4019 Elkins Alley Nashville TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to

warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 22nd day of April, 2025.

Constance K. Frazier

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Constance K. Frazier, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of April, 2025.

Notary Public

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026

My Commission Expires: _____

Tennessee Certification of Electronic Document

I, Stephanie Glenn, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 4-22-25 (date of document).

Affiant Signature

4-22-25
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 22nd day of April, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 7/18/2027

NOTARY'S SEAL

SANDY McCOLLUM
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY